

DEVELOPMENT PLAN
CADILLAC SQUARE PROJECT

Detroit Housing Commission
March 13, 1972

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I. DESCRIPTION OF PROJECT AREA

A. Boundary Description:

The Cadillac Square Project is entirely within the block bounded by Monroe, Farmer, Bates and Cadillac Square. The project area is about 1.5 acres in size and consists of all parcels facing Monroe, Farmer and Bates. It excludes all parcels facing Cadillac Square except for the building currently known as the Follies Theatre, which is included within the proposed project.

A technical description of the project boundary is as follows:

A parcel of land in the City of Detroit, Wayne County, Michigan, and being particularly described as follows: Beginning at the intersection of the easterly line of Monroe Avenue (120 feet wide) and the southerly line of Farmer Street (60 feet wide); thence easterly along the southerly line of Farmer Street, to the intersection with the westerly line of Bates Street, to the intersection with the southerly line of the public alley (20 feet wide); thence westerly along the southerly line of said public alley, to the intersection with the northerly line of Lot 1 of the "Plat of Lots 45 and 46, Section 6, Governor and Judges Plan, City of Detroit, as laid out by the Commissioner for the Dividing the estate of the Late Gen. John R. Williams 1857", as recorded in Liber 1 of Plats, Page 68; thence westerly along said northerly line of Lot 1, to the northwesterly corner of said Lot 1; thence southerly along said westerly line of Lot 1, to the southwesterly corner of said Lot 1, on the northerly line of Cadillac Square (200 feet wide); thence westerly along the northerly line of Cadillac Square, to the easterly line of Monroe Avenue; thence northerly along the easterly line of Monroe Avenue to the point of beginning.

B. Urban Renewal Objectives

Objectives of the Development Plan are as follows:

1. To remove obsolete, largely vacant, deteriorating and physically unattractive buildings that blight a central and highly visible portion of the downtown section of the City.
2. To reinforce the value of property in close proximity of the proposed project areas by developing the proposed project area with a more intensive function and attractive complex of buildings.
3. To provide a site for intensive development of residential, office, and/or commercial facilities to add to the dynamics of downtown Detroit.
4. To provide for a development that will offer additional goods and services to people using the downtown portion of the City.

and in the review of developer's proposals for the project area.

C. Types of Proposed Renewal Actions

1. The project area will be acquired and cleared of all buildings and site improvements under provisions of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.
2. Water and sewer utility lines will be displaced from alleys which are to be vacated as indicated on map supplement, Right-of-Way Adjustment Plan.
3. Parcels will be sold or leased for development of new office, commercial and/or residential facilities in accordance with the Master Plan of the City of Detroit, the Zoning Plan and Land Use and Development Plan for the Project.
4. The City of Detroit will follow policies to insure that the design and construction of all developments in the project contribute to the objectives stated in B. above.

II. LAND USE PLAN

A. Land Use Map

The Land Use and Development Plan (map supplement to this Development Plan) shows the general location of street and alley right-of-ways, utility easements and parcels of land with potential land uses.

B. Land Use Provisions and Building Requirements

1. Uses to be permitted:

a. Residential:

The site could be developed in part with residential structures to satisfy a need which includes housing for downtown employees. Because of the location of the block within a high activity area, housing in combination with an array of other uses, would be appropriate. This mixed use approach to development would help to extend activities within the area from 8 hours to 18 hours or more a day.

b. Commercial:

A dominant use of the project area could be commercial. Located across the street from Crowley's Department Store and one block from the J. L. Hudson Company the site could become an integral part of the downtown core shopping district.

c. Office:

The Cadillac Square Project would make a logical extension of the office complex that practically

there. A prime location for offices, the principal building could be from 300,000 to 800,000 net square feet and provide about 2,500 new jobs in Detroit.

d. Other Related Uses and Parking:

Other uses related to the uses stated above that are either supplemental or complementary would be encouraged. Parking associated with any developments will be either sub-surface or within structures.

2. Development and Design Objectives:

Development and design considerations involving urban forms, vistas, vehicular and pedestrian circulation patterns, types of anticipated activities, and appearance will be enumerated in a document to be known as Development and Design Objectives, Cadillac Square Project. This document will be available as a guide to prospective developers when the project land is available for disposition. Objectives and criteria stated within this document will be used in selecting the developer for this Project.

Development and design objectives will be reflected in a Declaration of Restrictions to be recorded as a restrictive covenant with the deed and shall be considered minimum requirements.

3. Duration, Renewal and Effective Date of Provisions:

A Declaration of Restrictions and other provisions of this plan shall be effective upon all purchasers or lessees of property within the project and shall remain in effect for a period of twenty-five years from their effective date, at which time they will be automatically extended for successive periods of ten years each, unless by written consent of the then owners of three-fourths of all of the land in the Cadillac Square Project, it is agreed to change restrictions in whole or in part and provided such a change or changes are approved by the Common Council of the City of Detroit.

4. Applicability of Provisions:

These provisions shall apply to all property within the project area.

5. Variance Provision:

If such a case arises that it becomes necessary for a variance from these provisions to be granted for a specific case or condition; upon such recommendation of the Detroit Housing Commission, and approval of the Detroit Common Council, such individual variance may be granted.

This shall not be construed as a general change of these restrictions, but only a specific individual variance from them.

III. PROJECT PROPOSALS

cleared and redeveloped according to the Land Use and Development Plan (Map) and the Land Use Provisions and Building Requirements stated in Section II above.

B. Redeveloper's Obligations

1. The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the Redeveloper. This agreement will be embodied in land disposition documents that will contain specific provisions to insure that:
 - a. Urban Renewal Objective will be met.
 - b. All elements of this Development Plan will be achieved.
 - c. There will be initiation and completion of construction within a reasonable period of time after the effective date of contract.
2. A specific Declaration of Restrictions will be recorded and binding upon any sale or lease for the purpose of implementing provisions, requirements, and the Development Objectives that apply throughout the project.
3. All development plans shall be subject to approval by the Detroit Housing Commission.
4. Developers shall consult with the Housing Commission staff on site plans and building facility layouts prior to the submission of plans for approval. Such consultation is intended to provide for mutual exchange of ideas and as an initial check on the suitability of plans before extensive and costly design and drawing work is undertaken.
5. Equal Opportunity Provisions

The developers, their successors, or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed. Nor will the developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, or vendees in the premises therein conveyed. The above provisions will be perpetual and will run with the land disposed of within the urban renewal area by the City of Detroit.

C. Underground Utilities

All utility equipment shall be located underground or enclosed entirely within a building except for necessary above-ground appurtenances associated with underground utilities, and equipment necessary to continue service to present uses remaining in the area.

IV. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. District Plan

A District Plan illustrating general features of development in the portion of the City of Detroit in which the Project is located is hereby made a part of the Development Plan as required in Section 4 (2) (a) (b) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

B. Relocation Plan

A Relocation Plan is hereby made a part of the Development Plan as required in Section 4 (2) (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

C. Public Improvements Plan

A Public Improvements Plan is hereby made a part of the Development Plan as required in Section 4 (2) (e) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

D. Right-of-Way Adjustment Plan

A Right-of-Way Adjustment Plan is hereby made a part of the Development Plan as required in Section 4 (2) (e) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

E. Zoning Plan

A Zoning Plan (Map) identifying zoning classifications throughout the Development Area and close proximity as recorded in the City of Detroit Official Zoning Ordinance No. 390G, is hereby made part of the Development Plan.

V. PROCEDURES FOR CHANGES IN THE APPROVED PLAN

If previous to the lease, sale or exchange of any real property in the development area, the Common Council of the City of Detroit desires to modify the Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in State law. If the modification be approved by the Common Council, it shall become a part of the approved Development Plan.

The part of a development plan which directly applies to a parcel of real property in the area, may be modified by the Common Council at any time or times after transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.

SWL

Public Improvements Plan

Improvements made by the City of Detroit within the Cadillac Square Project will cost \$200,000. These improvements include replacement of water and sewer mains and other surface improvements.

Location

Water and sewer mains will be displaced from the alley to be vacated within the project that runs parallel to and behind the Monroe frontage, as illustrated in the Right-of-Way Adjustment Plan. Improvements necessary to compensate for the interruptions in the water and sewer systems will be made either in the alley within the Project parallel to and behind the Cadillac Square frontage or in the street right-of-ways that are adjacent to the Project.

Extent and Character

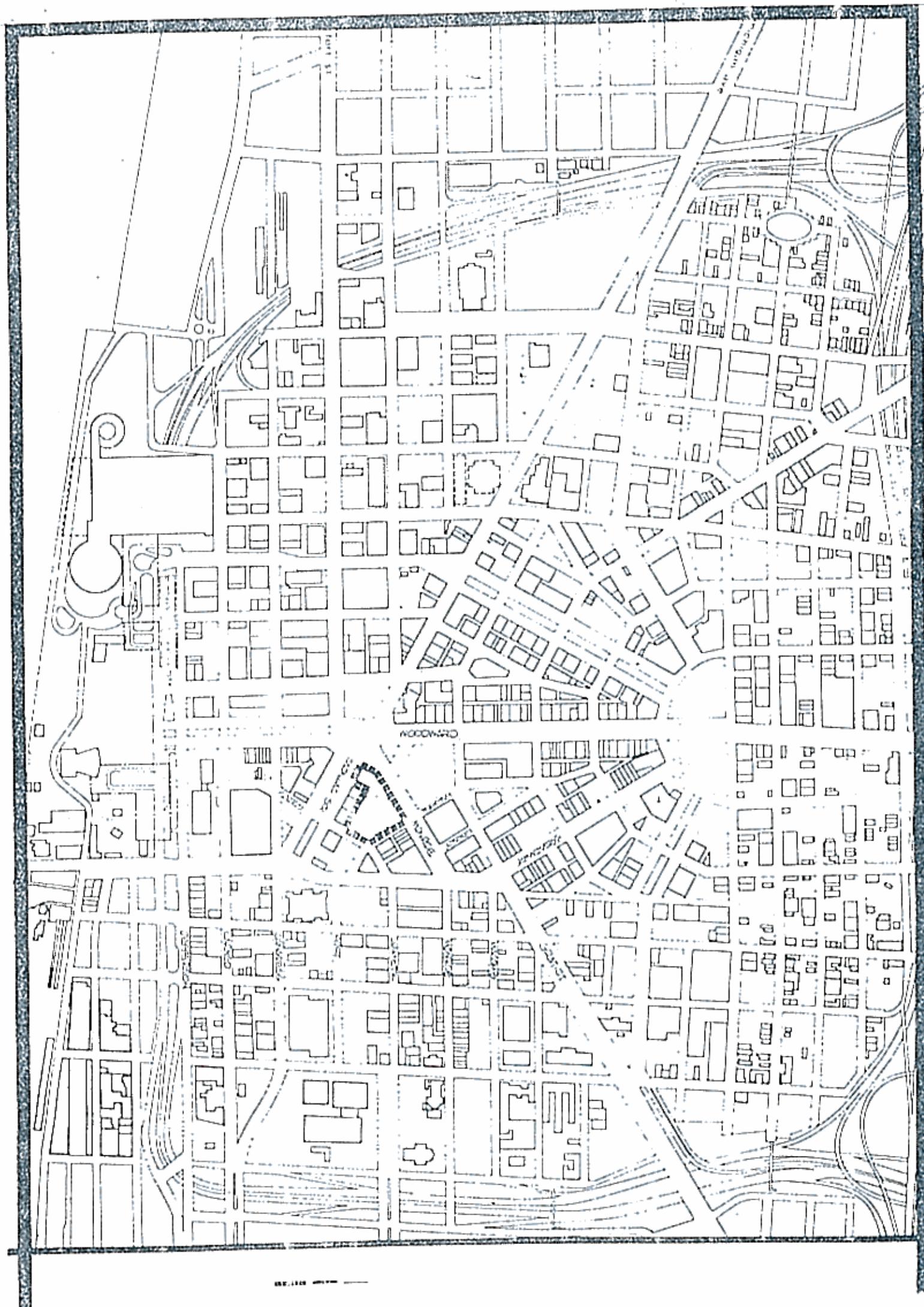
The water main and sewer system will be adequate to maintain service to existing buildings within the block in which the project is located that will not be affected by project activity as well as adequate to accomodate any new development within the project.

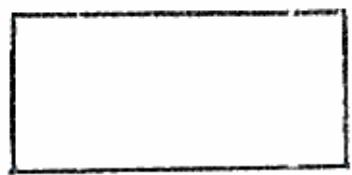
The exact location, size and associated appurtenances will be designed by the City of Detroit Department of Water Supply.

Other Public Improvements

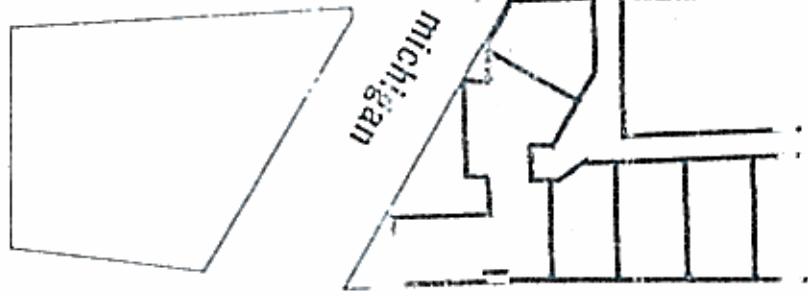
Other public improvements in addition to the water and sewer improvements include:

1. A new sidewalk within the right-of-way of Monroe, Farmer and Bates adjacent to the project area.
2. New curbing and driveway returns yet to be designed within the right-of-way of Monroe, Farmer and Bates adjacent to the project area.

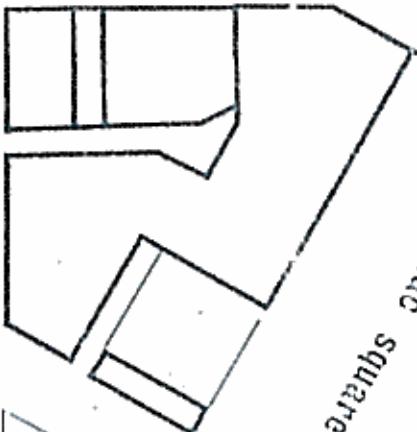




woodward



fort



cadillac
square

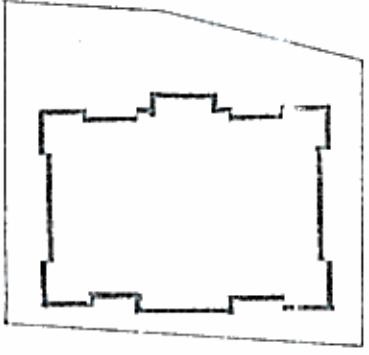
bates

resid/comm/office

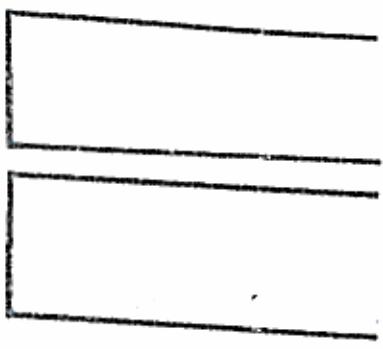
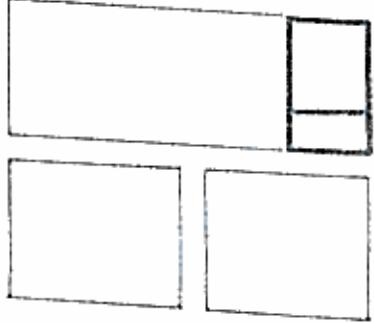
monroe

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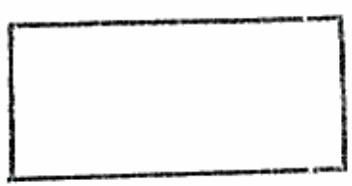
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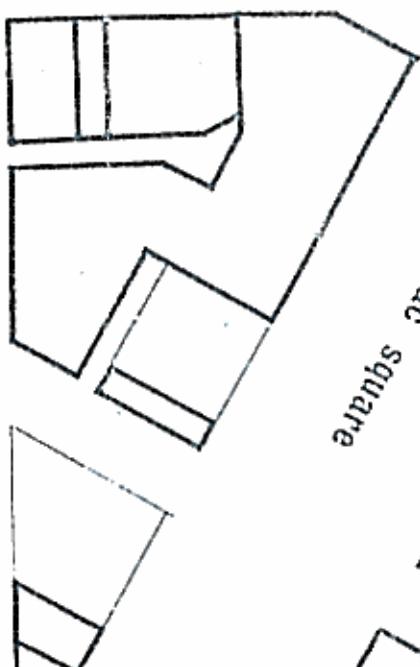
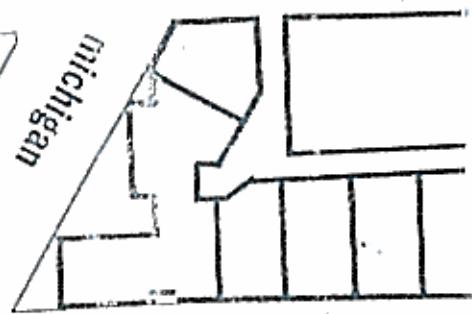
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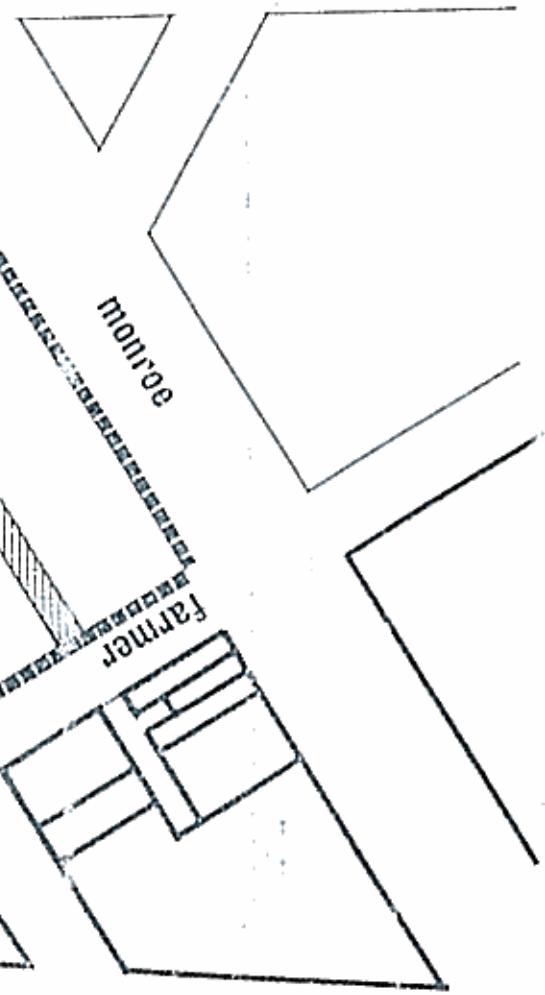
woodward



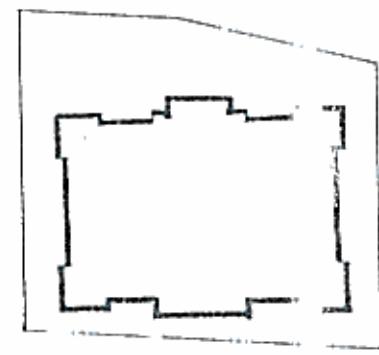
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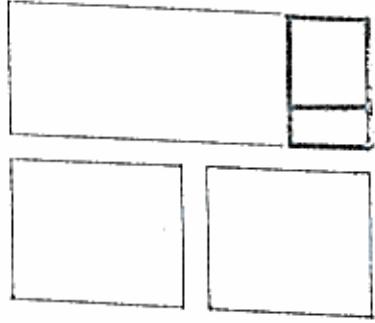
cadillac
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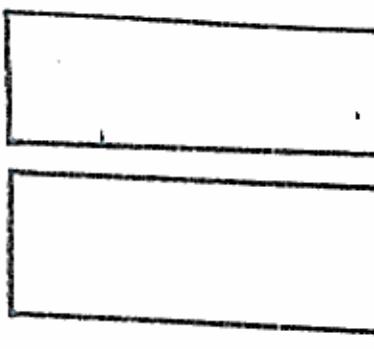
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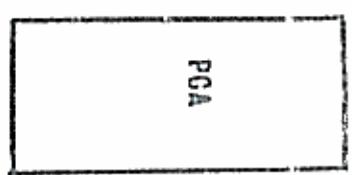
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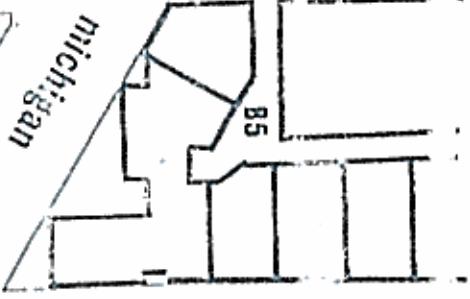
lafayette



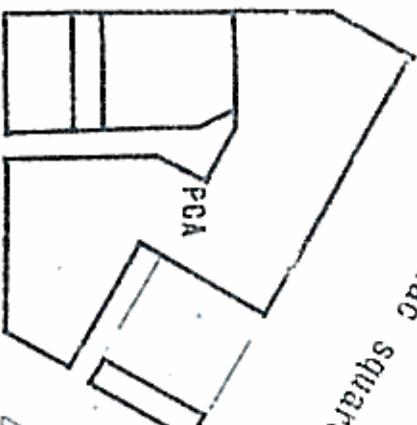
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woodward



cadillac
square

bates

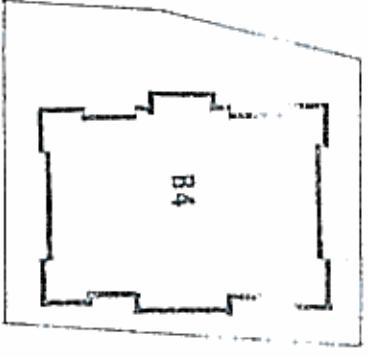
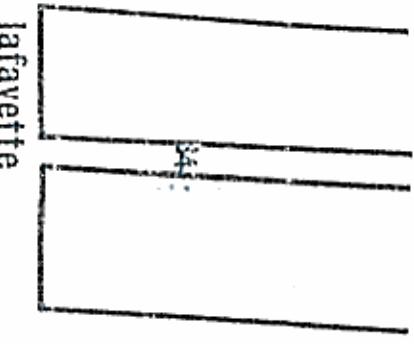
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monroe

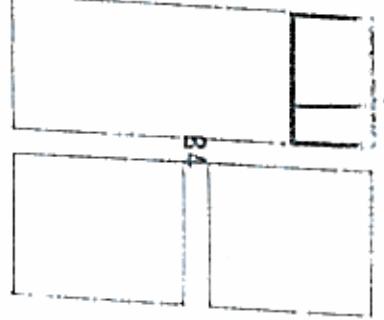
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DOWNTOWN CITIZENS' DISTRICT COUNCIL

April 14, 1972

To Whom It May Concern:

The Downtown Citizens' District Council at its regularly scheduled meeting of March 22, 1972 had presented for its consideration an undertaking known as the CADILLAC SQUARE PROJECT.

The matter was fully discussed, and a motion was made which was unanimously supported that it be approved. A quorum was present for the vote.

Father John E. Nader, C.S.Sp.

Father John E. Nader, C.S.Sp.
Temporary Chairman

CINCINNATI SQUARE REDEVELOPMENT PROJECT

RELOCATION PLAN

1. There are no families or individuals :reluctant to be displaced from this project area. All sites occupants are business concerns, with the possible exception of several transient hotel patrons on a day-to-day basis.
2. It is estimated that relocation of business concerns from the project area will entail a cost of \$50,000. Following is an up-to-date listing of business to be displaced:

<u>Name</u>	<u>Address</u>
Conn's Jewelry	36 Monroe
Central Hot Dog & Fruit Stand	22 Monroe
Monroe Hats	26 Monroe
Vacant Shoe Shop (Eng Shop soon to open)	30 Monroe
Sex & Sin Boutique	34 Monroe
City Hall Lunch	35 Monroe
Arthur's Clothes	38 Monroe
E & H Discount House	42 Monroe
Monroe Music Company	54 Monroe
Gentleman's Book Store	56 Monroe
Jose's Importum	60 Monroe
Cine X Theatre	62 Monroe
Tie-Top Book Store	66 Monroe
Veteran's Lunch	68 Monroe
Famous Laurel Bar	70 Monroe
Publisher and Son Shoes	72 Monroe
Hurdy Men's Shoes	74 Monroe
Apollo Restaurant	76 Monroe
Dr. Zieve-Dantist	1039 Farner - 2nd Floor
Dr. A. Pack-Dantist	1039 Farner - 2nd Floor
Grocery Store	1029 Farner
American Hats	1037 Farner
Projection Room Adult Theatre	1021 Farner
Detroit Sign Company	1019 Farner - 2nd Floor
Sammy Parking Lot	Cochran Bates & Farner
LaRosa Bar	751 Bates
Checker Bar & Grille	725 Bates
Hotel Bates	727 Bates

AFFIDAVIT

STATE OF MICHIGAN }
COUNTY OF WAYNE } SS.

EDWARD J. GRIMES, of the DETROIT HOUSING COMMISSION,
City of Detroit, being duly sworn, deposes and says that on the
17th day of March, 1972, he mailed a true copy of the attached
Notice to the owners of each parcel of land in the Cadillac Square
Rehabilitation Project, as shown by the records of the Board of
Assessors, by placing a true copy in envelopes plainly addressed to
the persons appearing on the Assessor's list and depositing the
letters in the United States mail under First Class postage, fully
prepaid.

Edward J. Grimes

Edward J. Grimes

STATE OF MICHIGAN }
COUNTY OF WAYNE } SS.

On the 20th day of April, 1972 before me appeared
EDWARD J. GRIMES, to me known to be the person who executed the
foregoing instrument.

Richard Rybinski
Richard Rybinski
Notary Public, Wayne County, Mich.
My Commission expires Nov. 20, 1974

AFFIDAVIT

STATE OF MICHIGAN }
COUNTY OF WAYNE } SS

HAROLD TACKETT, of the DETROIT HOUSING COMMISSION,
City of Detroit, being duly sworn, deposes and says that on the
17th day of March, 1972, he supervised the distribution of a true
copy of the attached Notice to each establishment in the Cadillac
Square Rehabilitation Project.

Harold Tackett
Harold Tackett

STATE OF MICHIGAN)
COUNTY OF WAYNE } SS

On the 20th day of April, 1972, before me appeared
HAROLD TACKETT, to me known to be the person who executed the
foregoing instrument.

Edward J. Grimes
Edward J. Grimes
Notary Public, Wayne County, Mich.
My Commission expires Nov. 20, 1972

NOTICE OF PUBLIC HEARING
COMMON COUNCIL OF THE
CITY OF DETROIT
ON THE PROPOSED DEVELOPMENT PLAN FOR
CADILLAC SQUARE REHABILITATION PROJECT
14TH DAY OF APRIL, 1972 AT 9:15 A.M.
CHAMBERS OF DETROIT COMMON COUNCIL
THIRTEENTH FLOOR - CITY-COUNTY BUILDING
2 WOODWARD AVENUE, DETROIT, MICHIGAN

NOTICE is hereby given pursuant to Act 344 of the Public Acts of the State of Michigan of 1945, as amended, of a public hearing before the Detroit Common Council at the time and place above indicated to consider the proposed Development Plan for the rehabilitation of a blighted area known as the Cadillac Square Rehabilitation Project, under Act 344 of the Public Acts of the State of Michigan of 1945, as amended.

The Development Area is located in the City of Detroit, and is described as follows:

A parcel of land in the City of Detroit, Wayne County, Michigan, and being particularly described as follows:
Beginning at the intersection of the easterly line of Monroe Avenue (120 feet wide) and the southerly line of Farmer Street (60 feet wide); thence easterly along the southerly line of Farmer Street, to the intersection with the westerly line of Bates Street (60 feet wide); thence southerly along the westerly line of Bates Street, to the intersection with the southerly line of the public alley (20 feet wide); thence westerly along the southerly line of said public alley, to the intersection with the northerly line of Lot 1 of the "Plat of Lot 45 and 46, Section 6, Governor & Judges Plan, City of Detroit, as laid out by the Commissioner for the Dividing the estate of the Late G. J. John R. Williams 1857", as recorded in Liber 1 of Plats, Page 68; thence westerly along said northerly line of Lot 1, to the northwesterly corner of said Lot 1; thence southerly along said westerly line of Lot 1, to the southwesterly corner of said Lot 1, on the northerly line of Cadillac Square (200 feet wide); thence westerly along the northerly line of Cadillac Square, to the easterly line of Monroe Avenue; thence northerly along the easterly line of Monroe Avenue to the point of beginning.

The proposed Development Plan provides for the acquisition of land in the project area; the demolition and removal of buildings and improvements; the installation, construction or reconstruction of streets, utilities and other site improvements; the location, character and extent of the categories of public and private land uses; and the availability of land for development for private or public uses as authorized by law in accordance with the limitations and conditions provided in the proposed Development Plan.

At the time of said hearing, the proposed Development Plan, including the relocation provisions and programs, will be open for discussion, and the Council will provide an opportunity to all interested persons and organizations to be heard and will receive and consider communications in writing with reference to the proposed Development Plan.

The relocation program, maps, plats and a particular description

Legal Notices 15

NOTICE OF PUBLIC HEARING
COUNCIL COUNCIL OF THE
CITY OF DETROIT
ON THE PROPOSED
DEVELOPMENT PLAN FOR
CAPITAL SQUARE
REHABILITATION PROJECT
14TH DAY OF APRIL, 1972
AT 6:30 P.M.
CHAMBERS OF
DETROIT COUNCIL COUNCIL
THE STATE TITLE FLOOR
CITY COMMISSION BUILDING
2 BROADWAVERS AVENUE
DETROIT, MICHIGAN

NOTICE is hereby given pursuant to Act 294 of the Public Acts of the State of Michigan of 1945, as amended, of a public hearing before the Detroit Council Council of the City of Detroit above indicated to consider the proposed Development Plan for the rehabilitation of a portion of the known as the Cadillac Square Rehabilitation Project under Act 294 of the Public Acts of the State of Michigan of 1945, as amended.

The designated area is located in the City of Detroit and is described as follows:

A parcel of land in the City of Detroit, Wayne County, Michigan, and being particularly described as follows: beginning at the intersection of the eastern line of Meeker Avenue (100 feet wide) and the western line of Farmer Street (60 feet wide); thence easterly along the western line of Farmer Street, to the intersection with the western line of Bates Street (6 feet wide); thence southerly along the western line of Bates Street, to the intersection with the western line of the public alley (20 feet wide); thence southerly along the southern line of said public alley, to the intersection with the northern line of Lot 1 of the "Plates" Lot 45 and 46, Section 4, Governor's Judges Plan, City of Detroit, as laid out by the Commissioner for the Surveying the estate of the late Gen. John R. Williams, Esq., as recorded in Liber I of Deeds, page 42, dated September 1, 1841, to the northwesterly corner of said Lot 46; thence southerly along the westerly line of said Lot 46, to the southwesterly corner of said Lot 46; thence northerly, line of Cadillac Square (200 feet wide); thence northerly along the northerly line of Cadillac Square to the northerly line of Monroe Avenue; thence northerly along the northerly line of Monroe Avenue to the point of beginning.

The proposed Development Plan provides for the acquisition of land in the project area; the alteration and removal of buildings and improvements; the installation, construction or reconstruction of streets, utilities and other side lines; and to regulate the location, character and extent of the categories of public and private land uses and the availability of land for development for private or public uses as authorized by law in accordance with the limitations and conditions provided in the proposed Development Plan.

At the time of said hearing, the proposed Development Plan, including the relocation provisions and programs, will be open for discussion, and the Council will provide an opportunity to all interested persons and organizations to be heard and will receive and consider communications in writing with reference to the proposed Development Plan.

THE RELEASER PRESENTS, HEREBY,
ACTING BY AND THROUGH
THE DETROIT HOUSING
COMMISSION

Harold R. Verner, Vice-Chairman
2211 Gratiot, Detroit, Michigan 48201
For further information please call
Jack L. Atkin of the Urban Renewal
Division, 224-5129.

Ride and Proposals 16

STATE OF MICHIGAN.
COUNTY OF WAYNE, etc.

DETROIT FREE PRESS, INCORPORATED, publishers of the Detroit Free Press, a daily newspaper, printed, published and circulated in said City, County and State, being duly sworn, say that the notice hereunto attached has been published in the DETROIT FREE PRESS.

MARCH 15, 1972

SIGNED *Alexander J. Jones*

Sworn to before me, and subscribed in my presence this 17 day of April, 1972.

Printer's Fee • • •

Robert J. Antoniou
Notary Public, Wayne County, Michigan

Affidavit • • •

My Commission Expires

ALEX N. SUTKOVSKY
Notary Public, Wayne County, Mich.

My Commission Expires May 21, 1974

Total • • •

Form G-11

Legal Notice 15
NOTICE OF PUBLIC HEARING,
COMMITTEE OF THE
CITY OF DETROIT,
ON THE PROPOSED DEVELOP-
MENT PLAN FOR CADILLAC
SQUARE REHABILITATION PROJ-
ECT, 16TH DAY OF APRIL
21, 1972 AND CHANGES OF DE-
TROIT COMMON COUNCIL THIR-
TEENTH FLOOR CITY-CHURCH
BUILDING, WOODWARD AVENUE,
DETROIT, MICHIGAN.
NOTICE IS HEREBY GIVEN PURSUANT
TO ACT 244 OF THE PUBLIC ACTS OF THE
STATE OF MICHIGAN, ET AL., 1945, AS
AMENDED, OF A public hearing before the
Detroit Common Council of the
City of Detroit, 21st place above indicated to
consider the proposed Development
Plan for the rehabilitation of an
identified area known as the Cadillac
Square Rehabilitation Project, under
Act 244 of the Public Acts of 1945, as
amended.

THE Development Area is located in
the City of Detroit and is described
as follows:

A parcel of land in the City of
Detroit, Wayne County, Michigan
and being particularly de-
scribed as follows: Beginning at
the intersection of the eastern
line of Monroe Avenue 1120 feet
wide and the southern line of
Farmer Street 660 feet wide
thence easterly along the south-
ern line of Farmer St. to the
intersection with the western
line of Bates Street 660 feet
wide; thence southerly along
the western line of Bates Street
to the intersection with the
southerly line of the public alley
20 feet wide; thence westerly
along the southern line of said
public alley to the intersection
with the northerly line of Lot 3 of
the "Plat of Lots 45 and 46, Sec-
tion 6, Governor & Rogers Plan,
City of Detroit, as filed by the
Commissioner for the Division
of the estate of Mr. George John
R. Williams, Esq.", as recorded
in Liber T of Plats, Page 182
thence westerly, along said
northerly line of lot 3, to the
northeastern corner of said lot;
thence southerly along said
western line of lot 3, to the
southeastern corner of said lot
on the northerly line of
Cadillac Square 1088 feet
wide; thence westerly along
the northerly line of Cadillac
Square, to the eastern line of
Monroe Avenue (now northerly
along the eastern line of
Monroe Avenue to the point of
beginning).

THE proposed Development Plan
provides for the acquisition of land
in the project area (the demolition)
and removal of buildings and im-
provements; the rehabilitation, con-
struction or reconstruction of streets,
utilities and other site improvements;
the location, character and
extent of the categories of public and
private land uses and the availability
of land for development for pri-
vate or public uses as authorized by
law in accordance with the limitations
and conditions provided in the
proposed Development Plan.

At the time of said hearing, the pro-
posed Development Plan, including
the rehabilitation, removal, and re-
construction, will be open for discussion
and the Council will provide opportu-
nity for all interested persons
and organizations to be heard and
will receive and consider communica-
tions in writing with reference to
the proposed Development Plan.

THE regulations, programs, maps,
plans and a narrative description of
the proposed Development Plan are
available for public inspection in the
Fifth Floor Library of the City-Detroit
Building, 2 Juan, through 4:00 p.m.
Monday through Friday.

CITY OF DETROIT, ACTING BY
AND THROUGH THE
DETROIT HOUSING COMMISSION
Harold R. Verner, Director-Secretary
201 Orleans, Detroit, Michigan 48227
For further information, please call
Jack L. Ward of the Urban Renewal
Division, 224-6527

STATE OF MICHIGAN,
COUNTY OF WAYNE, etc.

L. GLORIA JUAREZ

DETROIT FREE PRESS, INCORPORATED, publishers of the Detroit Free Press, a daily newspaper, printed, published and circulated in said City, County and State, being duly sworn, say that the notice hereunto attached has been published in the DETROIT FREE PRESS.

APRIL 1, 1972 & APRIL 8, 1972

SIGNED *Gloria Juarez*

Sworn to before me, and subscribed in my presence this 11 day of APRIL 1972

Printer's Fee - - -

Joseph H. Baechtach
Notary Public, Wayne County, Michigan

Affidavit - - -

My Commission Expires _____

Total - - -

Form G-11

From the Clerk
April 18, 1972
Honorable Common Council:
Gentlemen — This is to report for the record that the following members of the Common Council were present at the Public Hearing that was held Friday, April 14, 1972 before the Common Council, 10th Floor of the City-County Building, relative to the adoption of the Development Plan for the Cadillac Square Rehabilitation Project:

Councilmen Ernest C. Browne, Jr., David Eberhard, Nicholas Hood, Carl Levin, Phillip J. Van Antwerp, Anthony J. Wiersbicki, President Mel Ravitz and William G. Royell, who was Chairman of the day.

Respectfully submitted,

GEORGE C. EDWARDS,
City Clerk

Received and placed on file.
adopted (passed) by the Common Council at session of

TRUE COPY CERTIFICATE

CITY OF DETROIT PRINTING DIVISION

IN CLERK'S OFFICE, DETROIT

, City Clerk of the City of Detroit, in said
nexed paper is a TRUE COPY OF Communication from the Clerk
as shown.

April 18, 1972

acting
and approved by Mayor

April 25, 1972

as appears from the Journal of said Common Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand
and affixed the corporate seal of said City, at
Detroit, this 8th

day of May A. D. 1972


George C. Edwards
CITY CLERK

ORDINANCE NO. 681-G
CHAPTER 2
ARTICLE 21

ADOPT DEVELOPMENT PLAN FOR
CADILLAC SQUARE
REHABILITATION PROJECT

AN ORDINANCE to amend Chapter 2 of the Code of the City of Detroit by adding a new article, to be known as Article 21, adopting the Development Plan for the Cadillac Square Rehabilitation Project.

WHEREAS, The City has made a detailed study of a development area known as the Cadillac Square Rehabilitation Project, which is located within the City of Detroit and described as follows:

A parcel of land in the City of Detroit, Wayne County, Michigan, and being particularly described as follows: Beginning at the intersection of the easterly line of Monroe Avenue (120 feet wide) and the southerly line of Farmer Street (60 feet wide); thence easterly along the southerly line of Farmer Street, to the intersection with the westerly line of Bates Street (60 feet wide); thence southerly along the westerly line of Bates Street to the intersection with the southerly line of the public alley (20 feet wide); thence westerly along the southerly line of said public alley, to the intersection with the northwesterly line of Lot 1 of the "Plat of Lot 45 and 46, Section 6, Governor & Judges Plan, City of Detroit, as laid out by the Commissioner for the Dividing the estate of the Late Gen. John R. Williams 1857", as recorded in Liber 1 of Plats, Page 68; thence westerly along said northerly line of Lot 1, to the northwesterly corner of said Lot 1; thence southerly along said westerly line of Lot 1, to the southwesterly corner of said Lot 1, on the northerly line of Cadillac Square (200 feet wide); thence westerly along the northerly line of Cadillac Square, to the easterly line of Monroe Avenue; thence northerly along the easterly line of Monroe Avenue to the point of beginning.

WHEREAS, This study discloses that this area is a blighted area characterized by obsolescence, physical deterioration of structures and other characteristics which endanger the health, safety, morals and general welfare of the City; and

WHEREAS, The Master Plan designates the general features of development of the district within which the development area lies and of other districts adjacent to the development area of such extent, content and particularity as is necessary to the coordination of the Development Area Plan with the future development of the territory surrounding the development area; and

WHEREAS, The City of Detroit Housing Commission has submitted for approval and adoption a Development Plan for the rehabilitation of this area, which plan includes a feasible method for the relocation of families who will be displaced from the area; and

WHEREAS, On April 14, 1972, a Public Hearing was held by the Common Council on the determination of the blighted area and adoption of the Development Plan, at which time all interested persons and organizations were given an opportunity to be heard; Now, Therefore;

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT:

Section 1. That Chapter 2 of the Code of the City of Detroit be amended by adding a new article to be known as Article 21, to read as follows:

Sec. 2-21-1. That the Development Area described as the Cadillac Square Rehabilitation Project is found and determined to be a blighted area as defined in Act 344 of the Public Acts of 1913 of the State of Michigan as amended, and is described as follows: A parcel of land in the City of Detroit, Wayne County, Michigan, and being particularly described as follows: Beginning at the intersection of the easterly line of Monroe Avenue (120 feet wide) and the southerly line of Farmer Street (60 feet wide); thence easterly along the southerly line of Farmer Street, to the intersection with the westerly line of Bates Street (60 feet wide); thence southerly along the westerly line of Bates Street to the intersection with the southerly line of the public alley (20 feet wide); thence westerly along the southerly line of said public alley, to the intersection with the northwesterly line of Lot 1 of the "Plat of Lot 45 and 46 Section 6, Governor & Judges Plan, City of Detroit, as laid out by the Commissioner for the Dividing the estate of the Late Gen. John R. Williams 1857", as recorded in Liber 1 of Plats, Page 68; thence westerly along said northerly line of Lot 1, to the northwesterly corner of said Lot 1; thence southerly along said westerly line of Lot 1, to the southwesterly corner of said Lot 1, on the northerly line of Cadillac Square (200 feet wide); thence westerly along the northerly line of Cadillac Square, to the easterly line of Monroe Avenue; thence northerly along the easterly line of Monroe Avenue to the point of beginning.

Sec. 2-21-2. That the Development Plan for the area conforms to the Master Plan, including the general features of the District within which the Development Area lies and of other Districts adjacent to the Development Area.

Sec. 2-21-3. That the Development Plan includes a feasible method for the relocation of families who will be displaced from the area in decent, safe and sanitary dwellings within their means and without undue hardship, and that no displacement will occur until such relocation has been provided.

Sec. 2-21-4. That the Development Plan submitted by the Detroit Housing Commission for the Rehabilitation of the area known as the Cadillac Square Rehabilitation Project, is hereby approved and adopted.

Sec. 2-21-5. That the estimated gross cost of this project is \$3,574,000.

Section 2. All ordinances or resolutions in conflict with the provisions of this ordinance and to the extent of such conflict are hereby repealed.

Section 3. This ordinance is declared necessary for the preservation of the peace, health, safety and welfare of the people of the City of Detroit and is hereby given immediate effect.

(JGC p. 971-2, April 25, 1972)

Passed April 25, 1972.

Approved May 2, 1972.

Published May 3, 4, 5, 1972.

Effective May 4, 1972.

GEORGE C. EDWARDS

City Clerk

CITY OF DETROIT PRINTING DIVISION

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DIT

Clerk of the City of Detroit, in said
OF Ordinance No. 681-G

19 72

19 72

the City Clerk of Detroit, aforesaid;
street transcript therefrom, and of the

reof, I have hereunto set my hand
the corporate seal of said City, at

8th

A.D. 19 72

CITY CLERK

George C. Edwards